

December 28, 2000

TO: Mayor and City Council

FROM: John Lettelleir, AICP, Director of Planning

SUBJECT: Results of the Planning & Zoning Meeting December 27, 2000

The following item is scheduled for the January 2, 2001 City Council Meeting

Final Plat: Chapel Creek Phase One
Applicant(s): The Rudman Partnership

DESCRIPTION:

109 Single-Family lots on 56.5± acres on the east side of Parkwood Boulevard 2,700± feet south of Stonebrook Parkway. Neighborhood #23.

APPROVED: 4-0 **DENIED:** _____ **TABLED:** _____

RECOMMENDATION:

Recommended for approval subject to:

1. City Engineer approval of no lot to lot drainage to waive the alleys.
2. Additions and/or alteration to the engineering plans as required by the Engineering Department.
3. Staff approval of landscape and screening plans.
4. Staff approval of street names.
5. Five-foot utility easements on the front of all lots fronting on a 31-foot street.
6. Submission and approval of flood plain reclamation study.

SN/sg

cc: Trey Sibley 972-712-5263
Rudman Partners 214-220-3901
Frank Jaromin
Donnie Mayfield
Mack Borchardt

Agenda No.: 3C

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Remarks:

The final plat shows 109 Single-Family lots to be developed at Planned Development-79 standards. The final plat conforms to the approved preliminary plat.

Flood Study

The final plat shows the existing 100-year flood plain in Stewart Creek along the northern boundary of the property. The applicant will be submitting a flood plain reclamation study requesting to reclaim the area where lots are shown in the existing flood plain. This study is required to be submitted with the engineering plans. The approval of that final plat is contingent on the Engineering Department approval of this flood plain reclamation study.

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